

175.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,376,800 /

USE VALUE: 1,376,800 /

ASSESSed: 1,376,800 /

Total Card /

Total Parcel

1,376,800

1,376,800

1,376,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		NICOD ST, ARLINGTON

OWNERSHIP

Owner 1:	CARONONGAN PIA CARMINA				
Owner 2:	BAHIRWANI ANAND				
Owner 3:					
Street 1:	24 NICOD ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	RMR VENTURES LLC -		
Owner 2:	-		
Street 1:	4 ABERNATHY RD		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 3293 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6867		Sq. Ft.	Site		0	70.	0.91	6									438,207						438,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6867.000	938,600		438,200	1,376,800
Total Card	0.158	938,600		438,200	1,376,800
Total Parcel	0.158	938,600		438,200	1,376,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	418.10	/Parcel:	418.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	938,600	0	6,867.	438,200	1,376,800		Year end	12/23/2021
2021	101	FV	909,700	0	6,867.	438,200	1,347,900		Year End Roll	12/10/2020
2020	101	FV	905,700	0	6,867.	438,200	1,343,900	1,343,900	Year End Roll	12/18/2019
2019	101	FV	757,700	0	6,867.	431,900	1,189,600	1,189,600	Year End Roll	1/3/2019
2018	101	FV	192,700	0	6,867.	331,800	524,500	524,500	Year End Roll	12/20/2017
2017	101	FV	192,700	0	6,867.	313,000	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	192,700	0	6,867.	288,000	480,700	480,700	Year End	1/4/2016
2015	101	FV	181,500	0	6,867.	269,200	450,700	450,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RMR VENTURES LL	70337-206		12/5/2017		1,280,000	No	No		
ZIMMERMANN RAHE	69027-151		3/20/2017	Change>Sale	580,000	No	No		
ZIMMERMANN RAHE	53205-24		7/15/2009	Family		1	No	No	Sattya P Sircar dod 9/20/2010
DI MAGGIO CARME	47351-438		4/28/2006		440,000	No	No		
	12204-538		5/15/1972		37,500	No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RMR VENTURES LL	70337-206		12/5/2017		1,280,000	No	No		
ZIMMERMANN RAHE	69027-151		3/20/2017	Change>Sale	580,000	No	No		
ZIMMERMANN RAHE	53205-24		7/15/2009	Family		1	No	No	Sattya P Sircar dod 9/20/2010
DI MAGGIO CARME	47351-438		4/28/2006		440,000	No	No		
	12204-538		5/15/1972		37,500	No	No		N

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	59	Solar Pa	30,732	C				
7/13/2017	793	Heat App	20,000	C				
5/16/2017	566	Addition	243,000	O				
3/24/2017	322	Inter-De	6,600	O				
6/23/2015	771	New Wind	5,000		6/23/2015			Install 6 windows.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	59	Solar Pa	30,732	C				
7/13/2017	793	Heat App	20,000	C				
5/16/2017	566	Addition	243,000	O				
3/24/2017	322	Inter-De	6,600	O				
6/23/2015	771	New Wind	5,000		6/23/2015			Install 6 windows.

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
2/26/2018	SQ Returned	MM	Mary M
10/19/2017	Measured	DGM	D Mann
10/19/2017	Permit Visit	DGM	D Mann
12/30/2008	Measured	163	PATRIOT
8/14/2006	MLS	HC	Helen Chinal
10/30/2000	Hearing Chag	201	PATRIOT
12/13/1999	Meas/Inspect	256	PATRIOT
7/12/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

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